

Grant County, Indiana
2007 Pay 2008 Budget Order

An analysis of the data with the 2007 Pay 2008 Budget Order for Grant County shows that the budgets, levies and tax rates to be approved are in compliance with Indiana statutes.

Grant County has two cross-county units, Madison-Grant Schools, which crosses from Grant County (the major county) into Madison County. Grant is also the major county for Oak Hill United Schools, which crosses into Miami County.

Grant County has no conservancy districts.

Changes in Local Tax Levies

Tax levy increases are made up of routine increases in controlled levies, increases in tax rate controlled levies and debt service levies. Controlled levies increase based on an annual growth factor or excess levy appeals. Tax rate controlled levies increase based on increases in assessed value applied to a specific tax rate (tax rates are adjusted downward to eliminate the effect of reassessment or trending).

The total net increase in tax levy for Pay 2008 on a county-wide basis was \$262,148 or 0.34%. Following are the levy changes that were greater than \$1 million or a 10% change over the previous year levy. The largest total dollar increase in levy was due to Marion Civil City (\$448,010). The largest total dollar decrease in levy was due to the Oak Hill United School Corp. (\$639,498).

Grant County

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$9,324,244	\$9,344,620	\$20,376	0.22%
2006 Reassessment	336,534	189,856	-146,678	-43.58%
Children's Psychiatric Res Treatment	-0-	254,685	254,685	-%

Grant County Welfare

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Welfare - Family and Children	\$4,839,363	\$3,134,940	-1,704,423	-35.22%

Total County levy increased by \$25,284 or 0.14%. Existing Welfare cash balances used, in part, for 2008. Cash balances used for Children's Psychiatric in 2007, but levy re-established in 2008.

Eastbrook Community School Corp.

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Debt Service	\$1,248,422	\$515,076	-\$733,346	-58.74%
Capital Projects	602,937	1,080,744	477,807	79.25%
School Pension Debt	62,668	127,326	64,658	103.18%

Total School levy decreased \$153,427 or 3.33%.

Madison-Grant United School Corp.

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$1,486,333	\$1,559,688	\$73,355	4.94%
Debt Service	533,533	631,329	97,796	18.33%

Total School levy increase of \$200,676 or 6.34%.

Mississinewa Community School Corp.

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$1,840,642	\$1,749,9740	-\$90,668	-4.93%
Capital Projects	907,092	1,021,495	114,403	12.61%
Bus Replacement	88,712	142,973	54,261	61.17%

Total School levy decrease of \$114,297 or 2.65%.

Oak Hill United School Corporation

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$1,825,411	\$1,922,272	\$96,861	5.31%
Debt Service	1,929,309	1,117,566	-811,743	-42.07%

Total School levy decrease of \$639,498 or 12.73%. A school loan was eliminated and payments came off the levy for 2008.

No units in the County exceeded the working maximum levy. All units in the County levied up to or near their working maximum levy.

No units in the County exceeded the normal statutory growth rate for controlled fund levies.

Changes in Real Property Gross Assessed Values

Real Property Gross Assessed Values increases by property class are as follows.

<u>Class</u>	<u>% Increase</u>
Agriculture	14.72%
Industrial	39.37%
Commercial	16.90%
Residential	0.89%
Exempt	5.63%
Utility	8.68%

Changes in the proportion of Gross Assessed Value by Class can create a burden shift from one class to another. The proportion (mix) of values of real property by class (this can represent the relative tax burden by class, except that it does not include the impact of deductions or credits).

<u>Class</u>	<u>2007 Ratio</u>	<u>2008 Ratio</u>
Agriculture	10.56%	11.28%
Industrial	4.92%	6.38%
Commercial	16.61%	18.08%
Residential	57.24%	53.77%
Exempt	10.48%	10.31%
Utility	0.18%	0.19%

As can be seen from the analysis, a shift from residential and exempt property to agricultural, industrial, and commercial property occurred. This shift was approximately 3.64%.

Change in Net Tax Rates

Changes in net tax rate by district were as follows.

<u>District</u>	<u>Change in NAV</u>	<u>Change in Levy</u>	<u>Change in Gross Tax Rate</u>	<u>Change in Business Personal Property Net Tax Rate</u>	<u>Change in Real Estate and Other Personal Property Net Tax Rate</u>	<u>Change in Homestead Net Tax Rate</u>
CENTER TOWNSHIP	1.03%	-1.49%	-2.49%	0.53%	2.74%	-8.20%
MARION CITY-CENTER TOWNSHIP	7.29%	5.76%	-1.43%	0.40%	2.55%	-11.03%
FAIRMONT TOWN FRANKLIN TOWNSHIP-MARION	1.50%	1.01%	-0.48%	1.07%	3.44%	-10.49%
SCHOO FRANKLIN TOWNSHIP-OAK	8.49%	5.59%	-2.67%	0.41%	2.61%	-7.89%
HILL SCH MARION CITY-FRANKLIN	6.93%	-7.41%	-13.41%	-13.90%	-13.82%	-23.26%
TOWNSHIP SWEETSER TOWN-FRANKLIN TOWNSHI	-2.05%	-3.43%	-1.41%	0.42%	2.55%	-10.89%
GREEN TOWNSHIP	0.78%	-11.64%	-12.32%	-12.60%	-12.47%	-22.36%
JEFFERSON TOWNSHIP	12.08%	10.27%	-1.62%	0.35%	2.60%	-8.36%
MATTHEWS TOWN	3.09%	-1.80%	-4.74%	-3.93%	-2.18%	-12.79%
UPLAND TOWN	0.47%	-2.19%	-2.65%	-1.81%	0.10%	-13.64%
LIBERTY TOWNSHIP	5.78%	1.48%	-4.06%	-3.31%	-1.45%	-13.81%
MILL TOWNSHIP	11.25%	9.52%	-1.55%	0.48%	2.75%	-8.16%
MARION CITY-MILL TOWNSHIP	1.79%	2.65%	0.84%	3.61%	5.90%	-4.47%
GAS CITY-MILL TOWNSHIP	-35.67%	-35.49%	0.28%	1.89%	4.09%	-8.80%
JONESBORO TOWN	2.47%	3.75%	1.25%	3.41%	5.57%	-6.42%
MONROE TOWNSHIP	-1.26%	0.25%	1.53%	3.74%	6.01%	-6.48%
PLEASANT TOWNSHIP-MARION	11.94%	6.43%	-4.92%	-4.13%	-2.37%	-12.87%
	-2.56%	-5.10%	-2.61%	0.54%	2.76%	-7.89%

PLEASANT TOWNSHIP-OAK HILL SCH	6.67%	-7.68%	-13.45%	-13.95%	-13.89%	-23.44%
MARION CITY- PLEASANT TOWNSHIP	1.33%	-0.10%	-1.41%	0.43%	2.57%	-10.97%
SWEETSER TOWN- PLEASANT TOWNSHIP	0.49%	-11.94%	-12.37%	-12.66%	-12.54%	-22.55%
RICHLAND TOWNSHIP	10.74%	-4.09%	-13.39%	-13.87%	-13.78%	-23.49%
CONVERSE TOWN	0.40%	-9.98%	-10.34%	-10.31%	-9.73%	-22.82%
SIMS TOWNSHIP	7.68%	-6.21%	-12.90%	-13.28%	-13.19%	-23.24%
SWAYZEE TOWN	-0.01%	-10.63%	-10.63%	-10.64%	-10.37%	-22.26%
VAN BUREN TOWNSHIP	9.23%	4.44%	-4.38%	-3.55%	-1.79%	-12.76%
VAN BUREN TOWN	-19.46%	-16.04%	4.24%	5.95%	7.61%	-8.18%
WASHINGTON TOWNSHIP-EASTBROOK	7.17%	2.08%	-4.75%	-3.94%	-2.18%	-12.89%
WASHINGTON TOWNSHIP-MARION SCH	-0.93%	-3.45%	-2.53%	0.56%	2.79%	-8.06%
MARION CITY- WASHINGTON TOWNSHIP	5.07%	3.59%	-1.41%	0.42%	2.57%	-11.00%
FAIRMONT TOWNSHIP	6.22%	4.69%	-1.44%	0.54%	2.83%	-8.44%
FOWLERTON TOWN	-5.33%	-4.41%	0.97%	2.85%	5.17%	-8.83%
GAS CITY- JEFFERSON TOWNSHIP	-88.79%	-89.05%	-2.28%	-1.41%	0.56%	-12.32%
GAS CITY-MONROE TOWNSHIP	-71.71%	-72.36%	-2.28%	-1.42%	0.34%	-12.43%
GAS CITY-CENTER TOWNSHIP	6.22%	5.31%	-0.85%	1.57%	3.70%	-9.09%
MARION CITY- MONROE TOWNSHIP	13.21%	10.27%	-2.60%	-1.96%	-0.12%	-13.73%
Average	3.20%	0.34%	-3.98%	-2.71%	-1.17%	-13.27%

Downward pressure on tax rates came from increases in Assessed Value due to trending and the increased Homestead Credit rate.

Limited upward pressure on tax rates came from increases in tax levies.

The estimated reduction in net homestead tax bills for Grant County is 40.60%.

Assessment Status

The DLGF has prepared an analysis of assessed valuation change by property class based on a review of parcel data. The results of this analysis are summarized in the table below:

Property Class	Percent of Parcels with Identified Assessed Valuation Change					
	<u>Decrease</u>	<u>No Change</u>	<u>0 – 10% Increase</u>	<u>10 – 30% Increase</u>	<u>30 – 100% Increase</u>	<u>More Than Doubled</u>
Commercial	11.1%	44.3%	36.1%	3.4%	2.9%	2.1%

Industrial	7.9%	66.3%	20.4%	1.8%	2.5%	1.1%
Residential	8.3%	83.5%	4.7%	1.6%	1.4%	0.5%
Overall	7.5%	68.9%	9.4%	10.7%	2.9%	0.7%

TIF Neutralization Worksheets

The County has several Tax Increment Areas. A Tax Increment Financing (TIF) Neutralization Worksheet must be completed for each TIF District in order to calculate tax increment generated by real property growth rather than increases in assessed valuation due to reassessment or trending. The TIF Neutralization Worksheets were reviewed for both numerical accuracy and for logical analysis and completeness.